

FOR SALE

**INDUSTRIAL, WAREHOUSE
OR MANUFACTURING**

PRICE REDUCED!!



655 Harrison Dr
Columbus, OH 43204

NAI Ohio Equities REALTORS®
Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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655 Harrison Dr – Columbus, OH 43204

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR NAI OHIO EQUITIES, LLC AGENT FOR MORE DETAILS.



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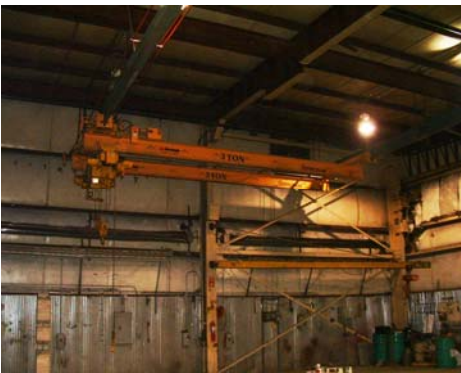
PROPERTY OVERVIEW

655 Harrison Dr – Columbus, OH 43204

Location:	655 Harrison Dr Columbus, OH 43204
Total Building Size:	30,560 total building square feet (15,850+ SF main building)
Lot Size:	3.939 Acres
Parcel No.	010-147627
Built:	1995
Parking:	14 Spaces
Clear Height:	21.5 – 22.5'
Loading Information:	14 Drive-in Doors
Electrical:	2000 Amps, 277/480 Volts, 3 Phase
Zoning:	M - Manufacturing (City of Columbus)
Incentives:	State and local incentive programs may be available for qualified projects. To find out how these programs may work for you, economic development contacts have been provided in the location overview section.
Comments:	<ul style="list-style-type: none">▪ 8 three-ton cranes and 2 five-ton cranes▪ Large fenced lot for outside storage▪ 3,900 SF newly remodeled office/break room space▪ Close to I-70/I-670/I-270
Listing Price:	\$695,000

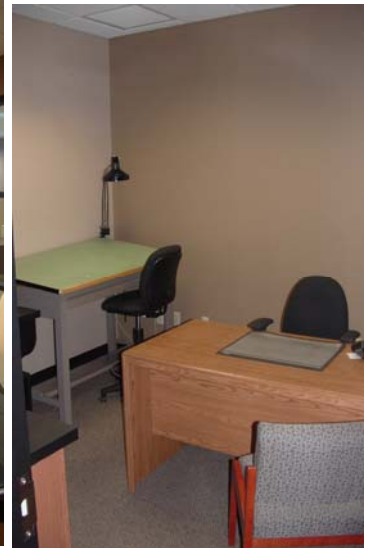
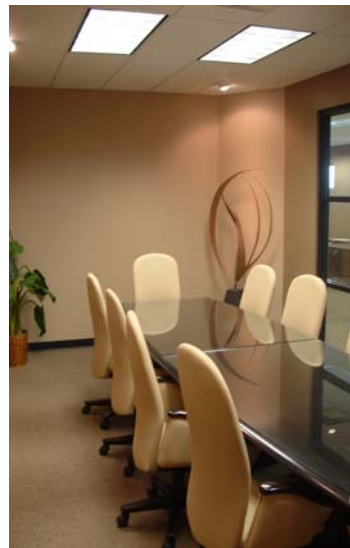
PROPERTY PHOTOGRAPHS

655 Harrison Dr – Columbus, OH 43204



PROPERTY PHOTOGRAPHS

655 Harrison Dr – Columbus, OH 43204



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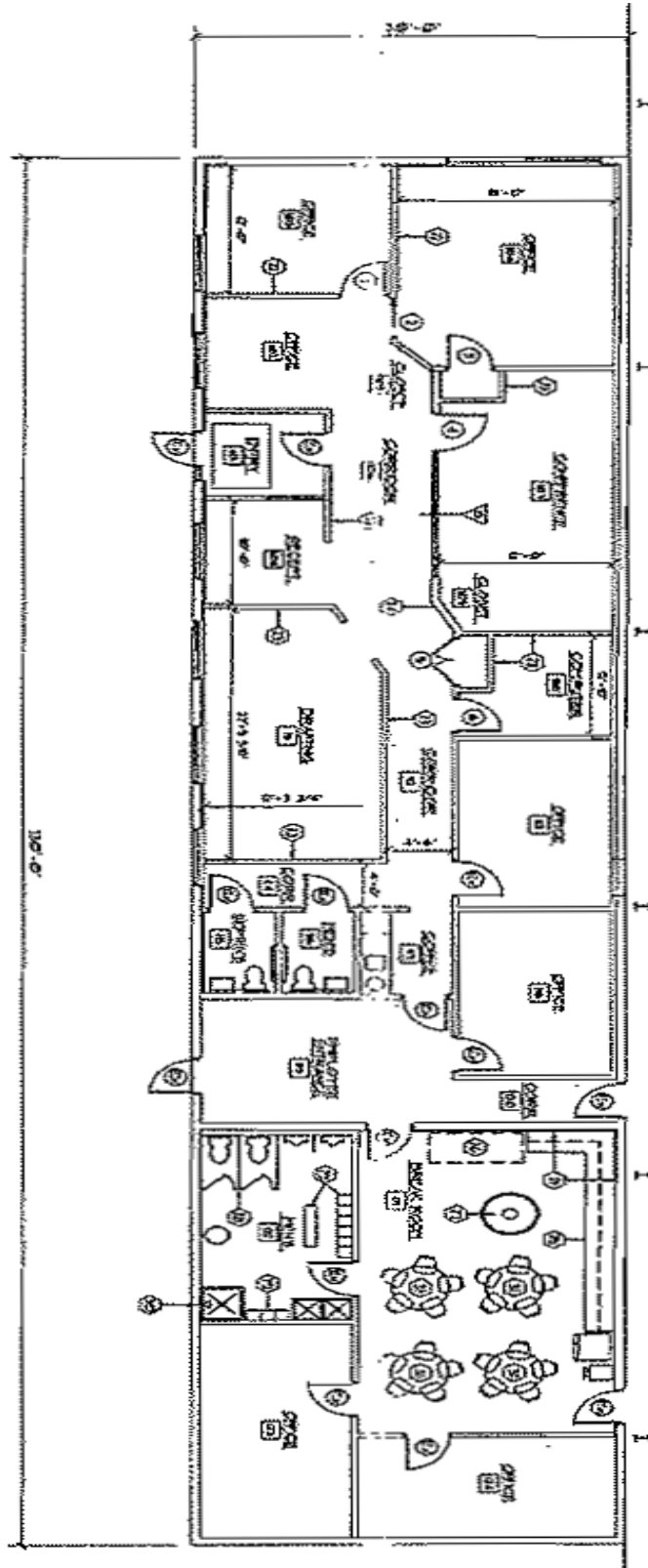
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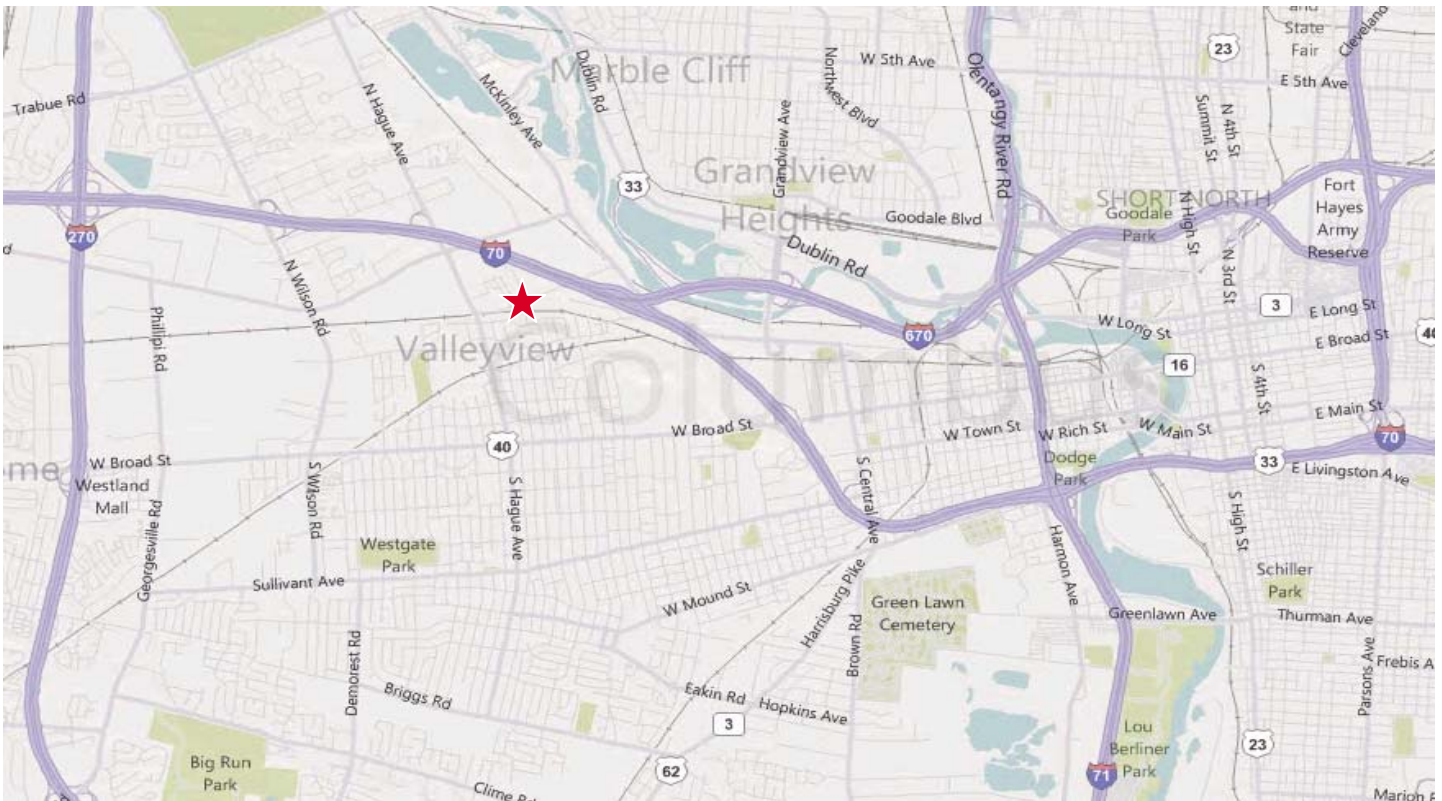
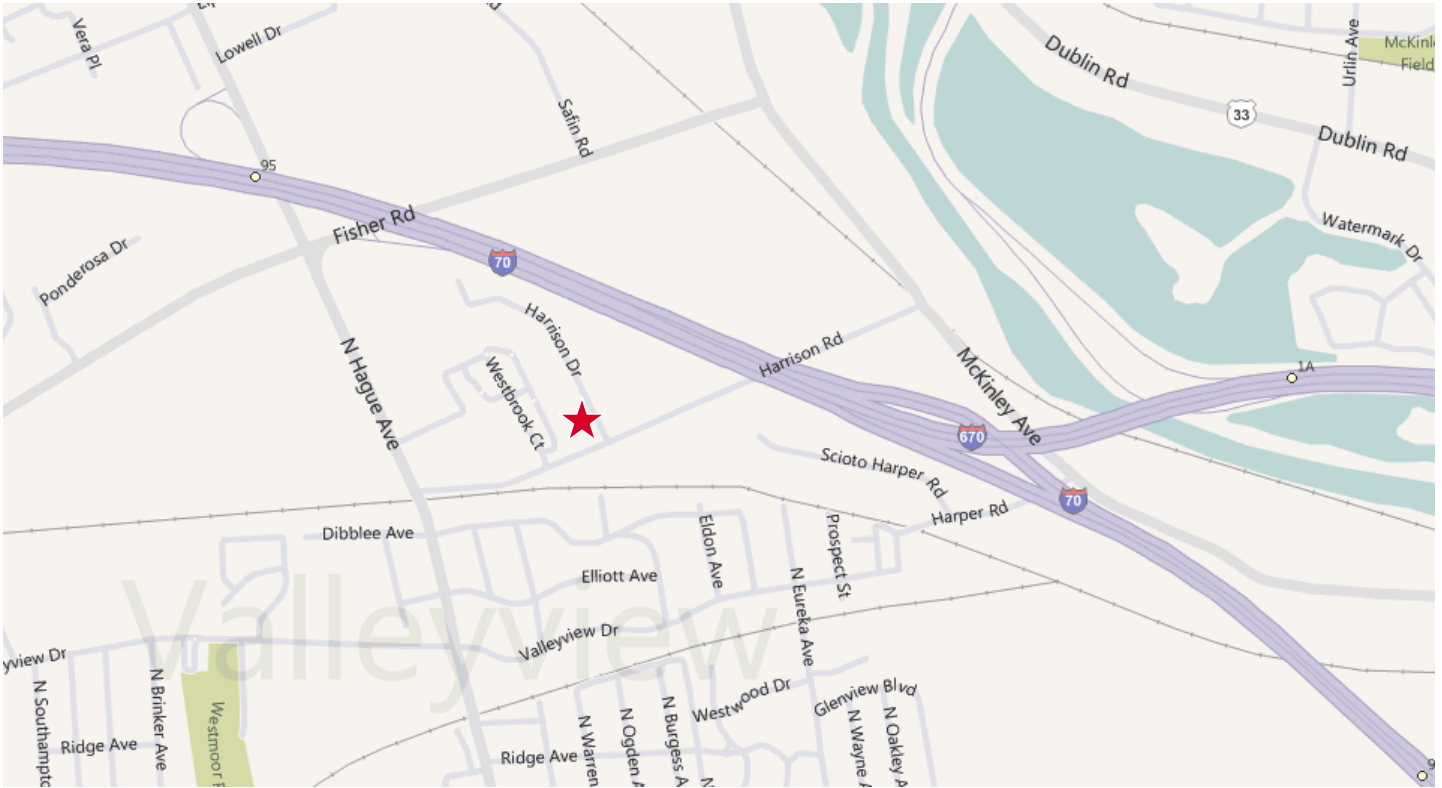
OFFICE FLOOR PLAN

655 Harrison Dr – Columbus, OH 43204



LOCATION MAPS

655 Harrison Dr – Columbus, OH 43204



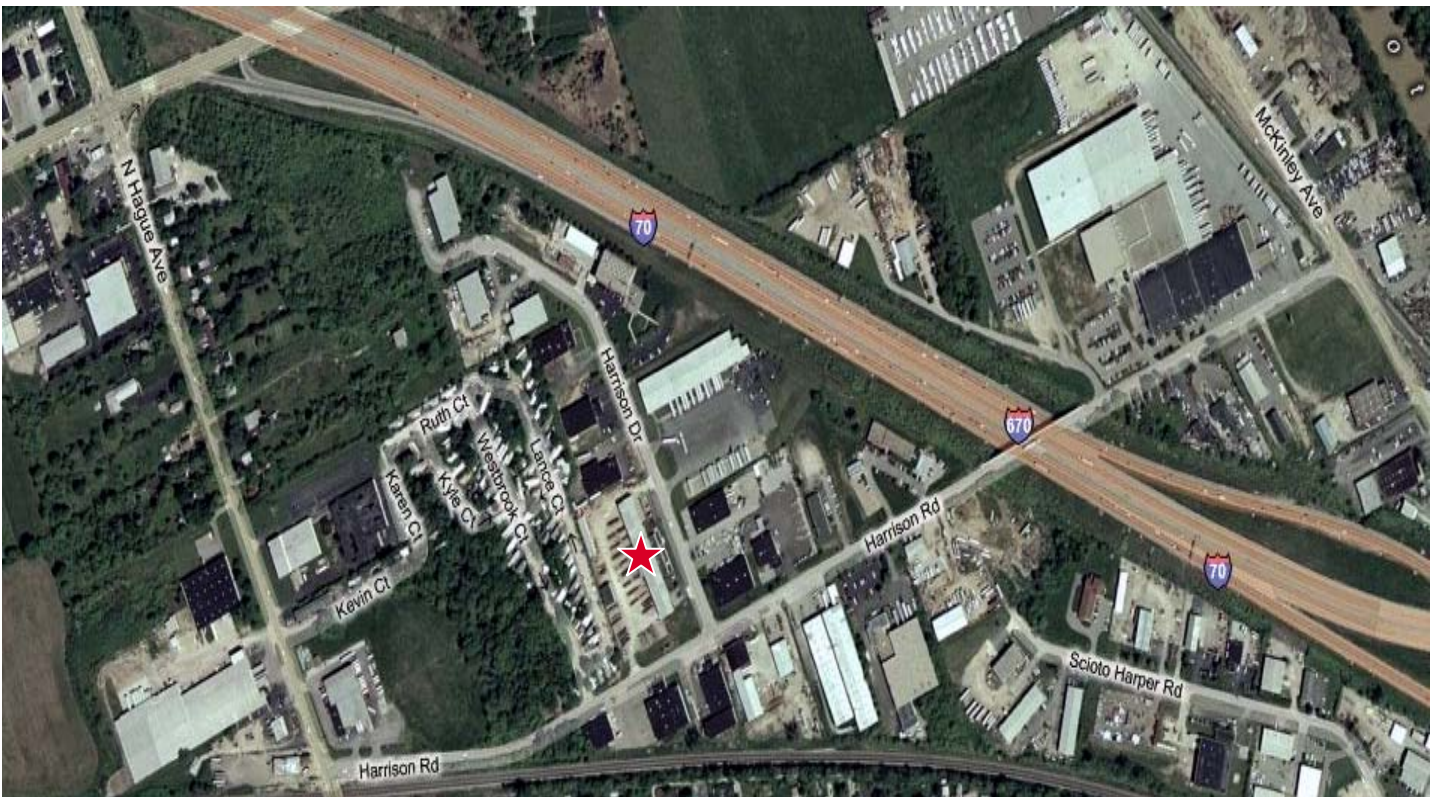
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AERIAL IMAGERY

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LOCATION OVERVIEW

655 Harrison Dr – Columbus, OH 43204

Columbus, Ohio

The City of Columbus is the capital of the State of Ohio, the largest city in the state in both population and area, and the 15th largest in the nation. It is located in the heart of the seven-county Greater Columbus region. But despite its size, Columbus is easy to get around, more than half of commuters travel fewer than ten minutes to work. Columbus offers housing of every type, at every price level. Residents enjoy outstanding dining and entertainment venues, sports opportunities, exciting downtown festivals, and an abundance of cultural offerings at the city's many fine museums and theaters. Educational opportunities are plentiful with presence of The Ohio State University and 18 other institutions of higher education in the area. Leading companies in insurance, banking, and technology also call Columbus home.

The City of Columbus may offer financial tools to assist business expansions or relocations. To learn more visit www.ci.columbus.oh.us or contact the Economic Development Division at 614-645-8616.

Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including the state capital Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. In addition to government, other major industries in the county include business services, retail trade, financial services, and healthcare. Research is a major focus in Franklin County with the presence of research centers such as The Ohio State University, Battelle, Chemical Abstracts Service, and Online Computer Library Center (OCLC). The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways: I-70 (east-west through Columbus to Indianapolis and Pittsburgh), I-71 (north-south through Columbus to Cleveland and Cincinnati), I-270 (outer belt encircling Columbus), I-670 (freeway connecting the airport and downtown), U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air: Port Columbus International Airport, passenger service, Rickenbacker International Airport, cargo service, General aviation services available at Port Columbus and Rickenbacker, Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail: CSX, Norfolk Southern, Chesapeake and Ohio, Two intermodal yards

Franklin County may offer several programs consisting tax incentives, loans and grants. To learn more visit www.co.franklin.oh.us or contact the Economic Development Department at 614-462-5631.

State of Ohio

Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity. There are 399 corporations based in the United States and around the world that chose to invest more than \$7.1 billion in Ohio for their business expansion. As a result, Ohio is now the top U.S. market for new and expanded business facilities.

The State of Ohio may offer business incentives to help you expand or locate your business in Ohio. To learn more visit www.ohiomeansbusiness.com or contact the Regional Economic Development Director for Columbus & Central Ohio at (614) 466-9627.



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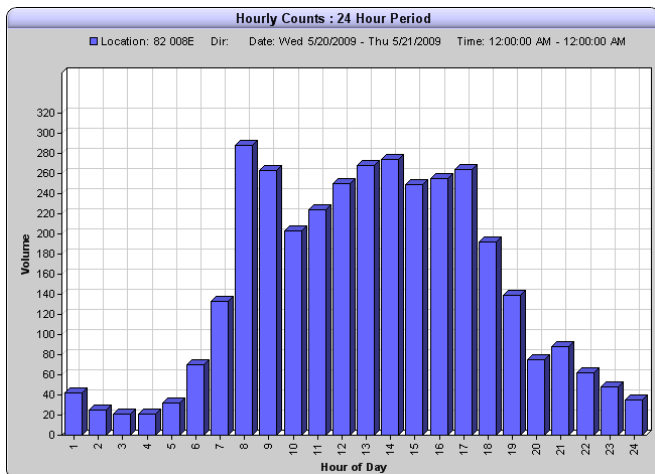
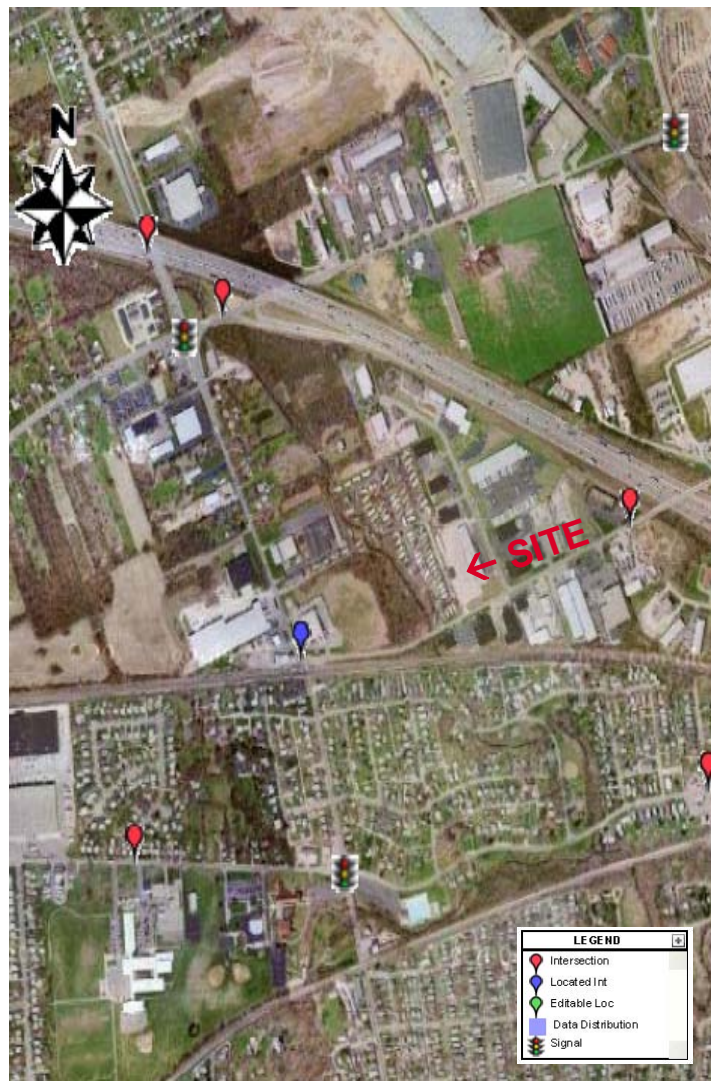
TRAFFIC COUNTS

655 Harrison Dr – Columbus, OH 43204

TRAFFIC COUNT



INTERSECTION



TRAFFIC COUNT / INTERSECTION DATA

Year	AADT		
	2 Way	East Bound	West Bound
2009	3,151	1,554	1,598
2007	3,589	1,804	1,785

Data Provided By MORPC
Transportation Management System



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DEMOGRAPHICS

655 Harrison Dr – Columbus, OH 43204



Date: 08/02/10

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
655 HARRISON DR, COLUMBUS, OH 43204

Lat: 39.967941
City: Columbus
County: Franklin County
Zip: 43204

Long: -83.072421
Pop: 752,550
Pop: 1,160,202
Pop: 40,089

2009 Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Total Population	8,487	100,492	285,903
Total Households	3,119	41,184	115,490
Female Population	4,219	50,417	140,813
% Female	49.7%	50.2%	49.3%
Male Population	4,267	50,075	145,090
% Male	50.3%	49.8%	50.8%
Population Density (per Sq. Mi.)	2,701.4	3,554.2	3,640.2
Age:			
Age 0 - 4	7.7%	7.3%	7.2%
Age 5 - 14	15.1%	13.1%	12.0%
Age 15 - 19	8.2%	6.6%	7.9%
Age 20 - 24	6.2%	6.7%	11.1%
Age 25 - 34	13.7%	15.3%	16.3%
Age 35 - 44	15.0%	15.1%	14.2%
Age 45 - 54	13.0%	14.1%	12.7%
Age 55 - 64	10.8%	10.7%	9.1%
Age 65 - 74	5.6%	5.7%	5.0%
Age 75 - 84	3.4%	3.9%	3.2%
Age 85 +	1.2%	1.5%	1.3%
Median Age	34.4	35.7	32.1
Housing Units			
Total Housing Units	3,727	48,415	136,520
Owner Occupied Housing Units	49.0%	46.2%	43.0%
Renter Occupied Housing Units	34.7%	38.9%	41.6%
Vacant Housing Units	16.3%	14.9%	15.4%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.3%	0.2%	0.1%
Asian	2.5%	3.3%	4.4%
Black	10.4%	10.9%	11.6%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	81.5%	79.8%	78.2%
Other	0.8%	2.3%	2.1%



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Date: 08/02/10

2009 Demographic Detail: 655 HARRISON DR, COLUMBUS, OH 43204

	1 Miles:	3 Miles:	5 Miles:
Multi-Race	4.4%	3.5%	3.5%
Hispanic Ethnicity	3.4%	6.3%	5.5%
Not of Hispanic Ethnicity	96.7%	93.8%	94.5%
Marital Status:			
Age 15 + Population	6,553	79,965	231,140
Divorced	14.6%	13.4%	10.8%
Never Married	30.4%	33.1%	40.9%
Now Married	42.1%	43.1%	39.3%
Separated	5.4%	4.1%	4.0%
Widowed	7.5%	6.4%	5.0%
Educational Attainment:			
Total Population Age 25+	5,326	66,594	176,648
Grade K - 8	6.2%	4.9%	3.7%
Grade 9 - 12	15.5%	11.1%	8.9%
High School Graduate	37.8%	29.0%	26.5%
Associates Degree	5.4%	5.0%	5.8%
Bachelor's Degree	11.8%	20.2%	23.0%
Graduate Degree	5.8%	13.2%	14.4%
Some College, No Degree	17.6%	16.6%	17.8%
Household Income:			
Income \$ 0 - \$9,999	9.4%	8.9%	10.0%
Income \$ 10,000 - \$14,999	6.8%	4.8%	5.1%
Income \$ 15,000 - \$24,999	11.5%	11.2%	11.2%
Income \$ 25,000 - \$34,999	13.5%	12.2%	11.4%
Income \$ 35,000 - \$49,999	20.1%	17.0%	15.5%
Income \$ 50,000 - \$74,999	22.8%	20.0%	19.4%
Income \$ 75,000 - \$99,999	9.9%	11.3%	12.1%
Income \$100,000 - \$124,999	3.5%	5.9%	6.8%
Income \$125,000 - \$149,999	1.0%	3.0%	3.2%
Income \$150,000 +	1.5%	5.7%	5.3%
Average Household Income	\$42,562	\$54,445	\$53,269
Median Household Income	\$41,223	\$45,873	\$46,624
Per Capita Income	\$17,344	\$22,747	\$22,390
Vehicles Available:			
0 Vehicles Available	10.7%	10.2%	10.6%
1 Vehicle Available	41.0%	43.1%	41.6%

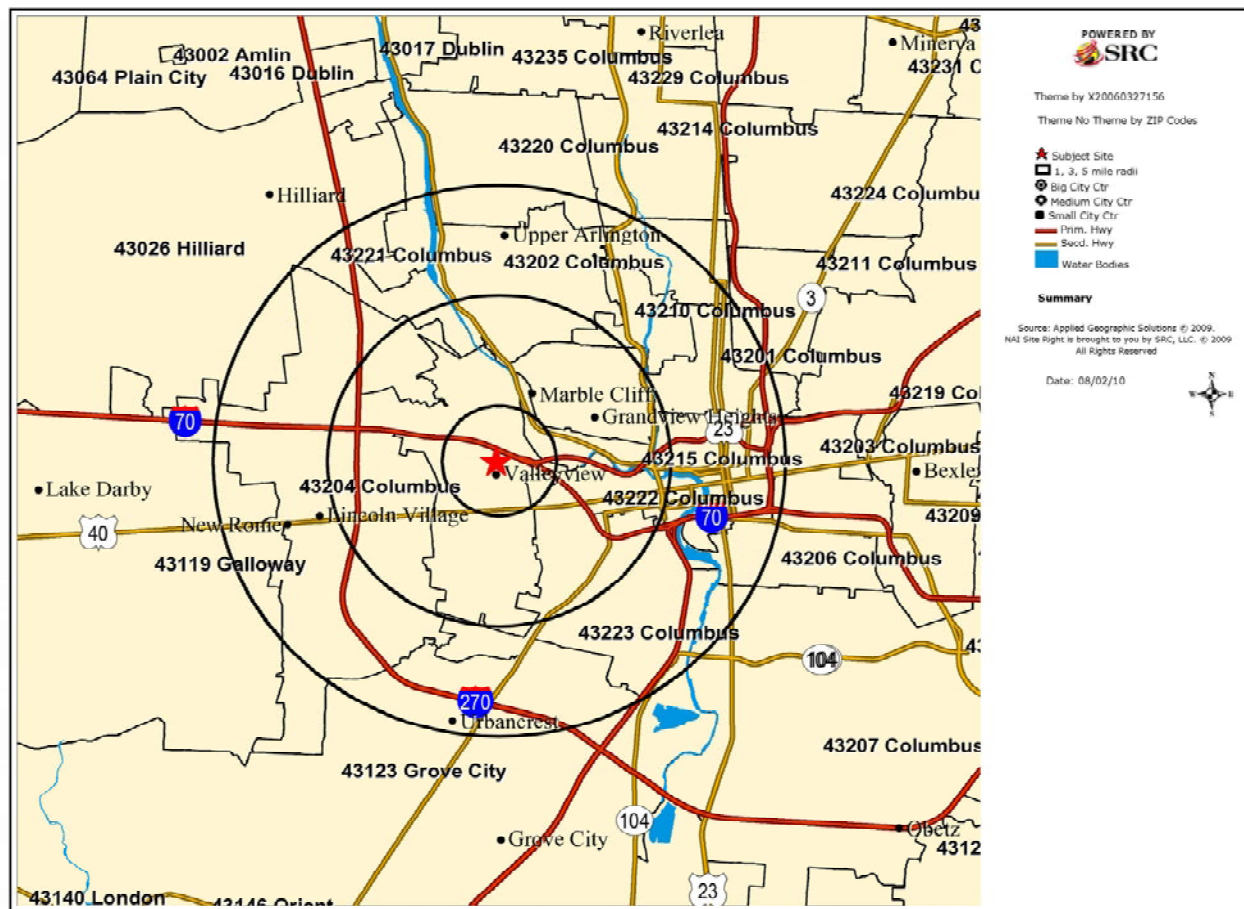
DEMOGRAPHICS

655 Harrison Dr – Columbus, OH 43204

Date: 08/02/10

2009 Demographic Detail: 655 HARRISON DR, COLUMBUS, OH 43204

	1 Miles:	3 Miles:	5 Miles:
2+ Vehicles Available	48.3%	46.8%	47.9%
Average Vehicles Per Household	1.60	1.60	1.70
Total Vehicles Available	4,998	66,105	191,354
Business and Employment:			
Number of Employees	5,700	77,300	311,704
Number of Establishments	359	4,292	14,450



Current year data is for the year **2009**, 5 year projected data is for the year **2014**. More About Our Data.
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